

**EXHIBIT A**

**The Income Statement**

# Newbury Operating LLC

## Income Statement

For the Five Months Period Ending 05/31/20



Jan-2020

Feb-2020

Mar-2020

Apr-2020

May-2020

YTD

Draft

### Gross Revenues

Monthly Income	105,101	105,329	106,185	90,392	85,371	492,378
Transient Income	19,740	16,590	9,090	1,465	6,406	53,291
Late Fees and other Misc Income	283	306	44	-	39	673
<b>Total Gross Revenue</b>	<b>125,124</b>	<b>122,225</b>	<b>115,319</b>	<b>91,857</b>	<b>91,817</b>	<b>546,342</b>

### Garage Operating Expenses

Payroll						
Wages - Attendants	22,119	22,742	18,833	11,961	11,508	87,163
Payroll Benefits - Vac/Sick/Hol	-	2,829	1,462	2,619	10,430	17,339
Payroll Taxes	2,122	2,858	1,914	1,021	956	8,871
Union Pension/Welfare	4,775	5,040	4,068	3,019	3,140	20,042
Worker's Compensation-Premium	198	197	198	198	199	990
Worker's Compensation-Claims	-	-	-	-	-	-
Payroll Preparation	-	219	-	-	-	219
<b>Payroll (Total)</b>	<b>29,214</b>	<b>33,886</b>	<b>26,475</b>	<b>18,818</b>	<b>26,232</b>	<b>134,624</b>
Rent	73,958	73,958	73,958	73,958	73,958	369,792
Real Estate Taxes	4,265	4,265	4,265	4,265	4,265	21,324
CAM/Commercial Rent Tax	-	-	-	-	-	-
Utilities - Electric/Telephone	399	350	374	404	209	1,736
Insurance (G/L - GKLL)-Premium	648	645	649	649	651	3,243
Insurance (G/L - GKLL)-Claims	7,800	(22)	(14)	(15,000)	(22)	(7,257)
Loss & Damage Claims	4,556	9,895	3,849	5,494	(9,152)	14,642
Garage Supplies	111	170	301	1,655	1,254	3,490
Printing & Tickets	89	59	-	-	-	148
Uniforms	432	-	-	-	-	432
Repair & Maintenance	644	813	621	(279)	502	2,300
Technology	-	-	-	915	132	1,047
Advertising	-	-	156	-	-	156
Postage & Mailing	-	-	-	-	-	-
Permits/Licenses	188	-	-	-	-	188
Legal / Dues / Other Fees	133	-	25	-	-	158
Fines & Violations	-	-	-	-	-	-
Miscellaneous Expense	29	-	23	-	-	52
Credit Card Commissions	2,842	2,694	2,577	2,080	2,140	12,334
Online Discounter Commissions	758	2,000	(97)	222	200	3,082
Letter of Credit Fee	277	277	277	-	541	1,372
Bank Fees	142	129	124	105	106	606

<b>Total Garage Operating Expenses</b>	<b>126,483</b>	<b>129,119</b>	<b>113,564</b>	<b>93,285</b>	<b>101,017</b>	<b>563,468</b>
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<b>Location Cash Flow</b>	<b>(1,358)</b>	<b>(6,894)</b>	<b>1,755</b>	<b>(1,429)</b>	<b>(9,201)</b>	<b>(17,127)</b>
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